

1 BILL NO. R-84-04-14

2
3 RESOLUTION NO. R-69-85

4
5
6 A RESOLUTION of the Common Council setting forth
7 the policy of the City in regard to the annexation
8 of the Orchard Ridge annexaton area.
9

10 WHEREAS, the annexation of territory to the City is a legisla-
11 tive function; and,

12 WHEREAS, the Common Council is called upon in the preparation
13 of the City budget to provide for the furnishing of municipal
14 services to the entire City including newly annexed areas; and,

15 WHEREAS, the Common Council has before it an ordinance
16 for the annexation of the Orchard Ridge annexation area, more
17 specifically described to-wit:
18

19 Part of the north half of Section 32, part
20 of the south half of Section 29 and part
21 of the northwest quarter of Section 33,
22 Township 30 North, Range 12 East, Allen
23 County, Indiana, and more specifically described
24 as follows:

25
26 Beginning at a point 25.0 feet east and
27 2640.0 feet north of the southwest corner
28 of Section 32, T. 30 N.; R. 12 E.; thence
29 north along the east right-of-way line of
30 Smith Road a distance of 1840.0 feet, more
31 or less, to the north right-of-way line
32 of Lower Huntington Road; thence northeasterly

and easterly along the north right-of way line of Lower Huntington Road, a distance of 5290 feet, more or less, to the west right-of-way line of Ardmore Avenue; thence southerly along the extension of the west right-of-way line of Ardmore Avenue distance of 50.0 feet, more or less, to the south right-of-way line of Lower Huntington Road, this line being the present Corporate limits; thence easterly along the south right-of-way line of Lower Huntington Road a distance of 250.0 feet, more or less, to the "center line" of Fairfield-Harber Ditch; thence following the present Corporate limits southeasterly along the "center line" of the Fairfield-Harber Ditch a distance of 1995.0 feet, more or less; thence following the present Corporate limits north $88^{\circ} 12'$ west along an existing fence line a distance of 750.0 feet, more or less, to the west line of Section 33; thence southerly along the west line of Section 33 a distance of 1000.0 feet, more or less, to the north line of the south half of Section 33; thence westerly along the north line of the south half of Section 33 a distance of 5260.0 feet, more or less, to the point of beginning; area containing 332 acres, more or less.

BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

1
2 1. That, in the case of the Orchard Ridge annexation,
3 it is in the policy of the City of Fort Wayne to follow the
4 provisions of Common Council Resolution No. R-56-79 with regard
5 to the provision of non-capital and capital services to the
6 annexation area.

7 2. That it is the policy of the City to follow the annexation
8 Fiscal Plan for said described territory as prepared by the
9 Department of Community Development and Planning, which is attached
10 hereto and incorporated herein.

11 3. That said Plan sets forth cost estimates of the services
12 to be provided, the methods of financing these services, the
13 plan for organization and extension of these services, delineates
14 the non-capital improvement services to be provided within one
15 (1) year of annexation, the capital improvement services to
16 be provided within three (3) years of annexation, and the plan
17 for hiring employees of other governmental entities whose jobs
18 will be eliminated by this annexation.

19 4. Said Plan is hereby approved and adopted by the Common
20 Council and shall be in full force upon the effective date of
21 the Orchard Ridge annexation ordinance.

22
23 CITY OF FOR WAYNE

24
25 *Charles B. Reed*

26 Councilmember

27
28 APPROVED AS TO FORM AND LEGALITY

29
30 *Bruce O. Boxberger*
31
32 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Redd,
seconded by GiaQuinta, and duly adopted, read the second time
by title and referred to the Committee Annexation (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19____, at _____ o'clock _____ M., E.S.

DATE: 4-10-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bradbury,
seconded by Costello, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-14-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (~~RESOLUTION~~) NO. 2-69-85

on the 14th day of May, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 15th day of May, 1985,
at the hour of 2:00 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of May,
1985, at the hour of 2 o'clock P. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

Memorandum

To Members of the Common Council Date May 10, 1985
From Michael Graham, Senior Planner, CD&P
Subject Orchard Ridge Annexation

COPIES TO:

At the March 25 meeting of the Fort Wayne Plan Commission, a resolution recommending the annexation of the Orchard Ridge area -- Bill No. X-84-04-13 and Resolution No. X-84-04-14 -- was passed. A copy of the Commission's resolution and the Orchard Ridge Fiscal Plan are attached for your consideration. The annexation Ordinance and Resolution have been returned to the Council for action.



The City of Fort Wayne

26 March 1985

TO: The Common Council
City of Fort Wayne

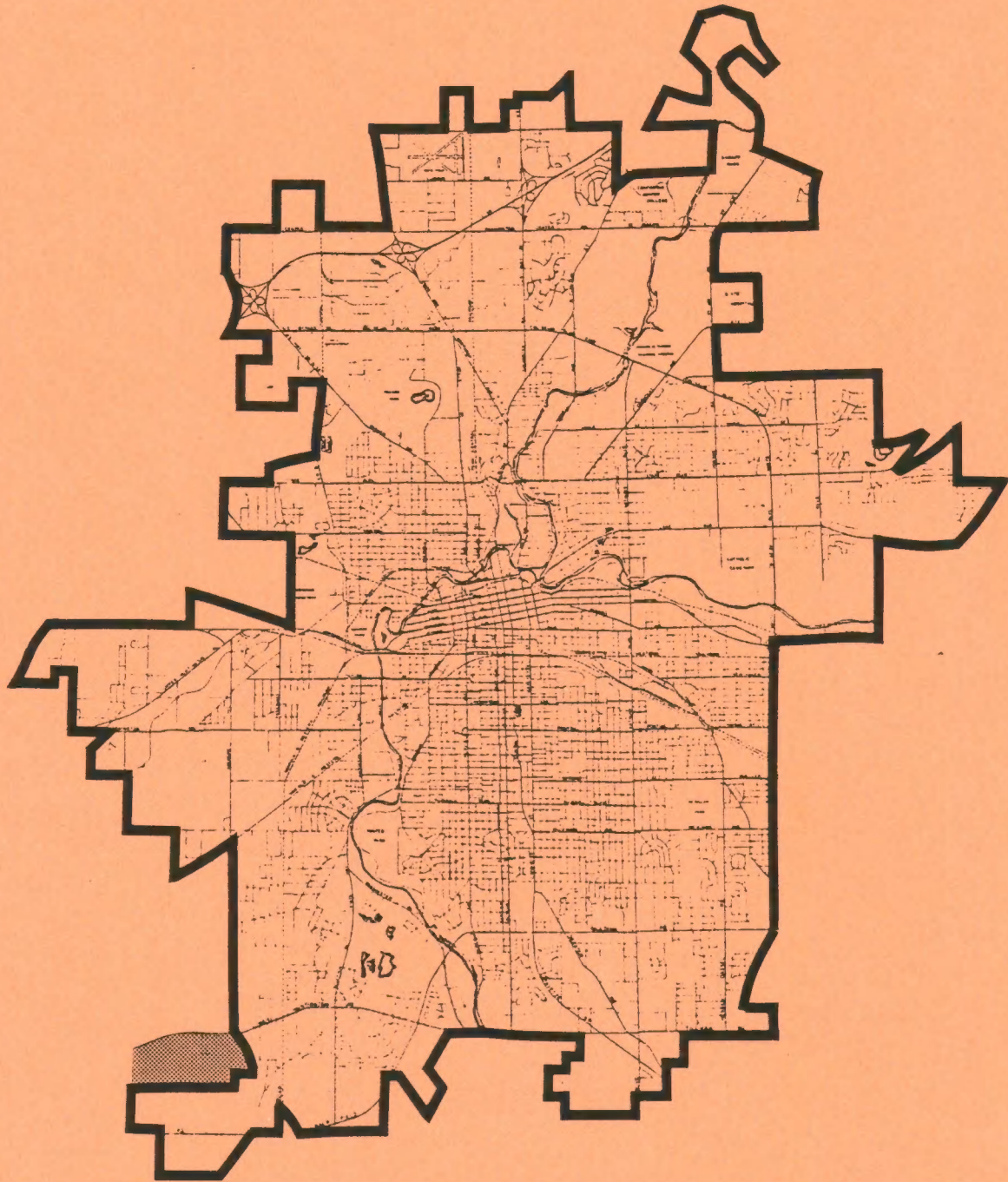
RESOLUTION
OF THE
CITY PLAN COMMISSION

BE IT HEREBY RESOLVED that the City Plan Commission recommends
DO PASS for the Orchard Ridge annexation, Annexation Bill No.
X-84-04-13 and Resolution No. X-84-04-14.

Certified and signed this
26th Day of October 1985.

Mel Smith,
Secretary

ORCHARD RIDGE ANNEXATION FISCAL PLAN



DEPARTMENT OF COMMUNITY
DEVELOPMENT AND PLANNING

MAY, 1985

The City of Fort Wayne

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SECTION ONE

BASIC DATA

A. Location

The Orchard Ridge annexation area is located southwest of the City of Fort Wayne in Wayne Township and is bounded on the south and east by the City's corporate limits. The area is bounded on the west by Smith Road and on the north by Lower Huntington Road (See Figure 1).

B. Size

The Orchard Ridge annexation area is approximately 310 acres or .5 square miles in size.

C. Population

The population of the Orchard Ridge annexation area is 131 persons according to the 1980 U.S. Census. No minority persons reside in the area. The population lives in 45 single family houses at 2.9 persons per household. Only one house is renter-occupied.

D. Buildings

Single-Family Residences	45 Structures in good condition
Orchard Ridge Country Club	3 Structures in good condition

E. Land Use (approximations)

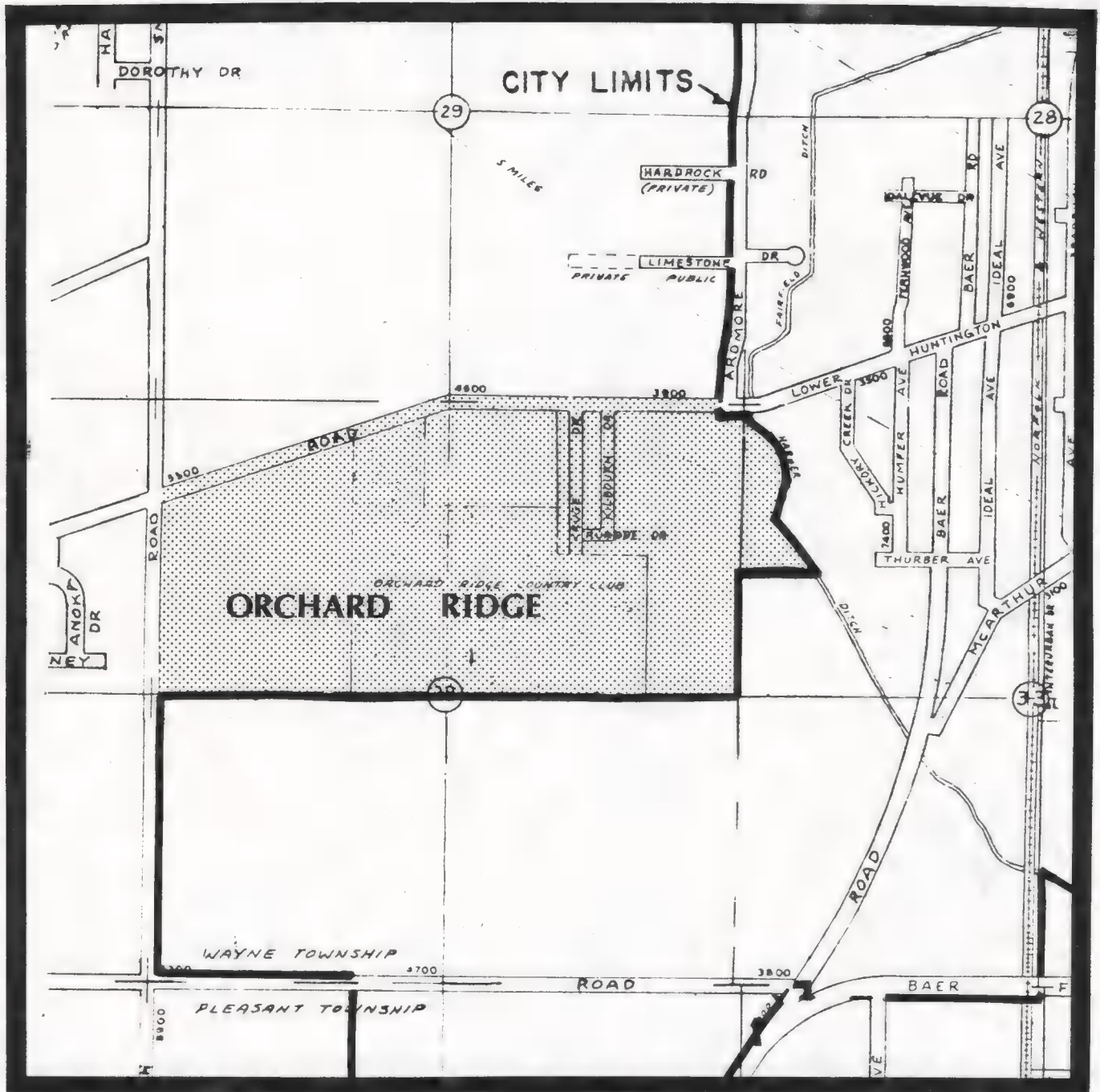
	<u>Acres</u>	<u>Percent</u>
Residential	25	8
Agricultural	152	49
Orchard Ridge Country Club	124	40
Public Right-of-Way	9	3
Total	310	100

F. Zoning

The area in the Orchard Ridge annexation currently displays one zoning classification by the Allen County Plan Commission: RS-1, Suburban Residential. Upon annexation, the area will fall under the jurisdiction of the City Plan Commission and the zoning classification will become R-1, Single-Family Residential.

G. <u>Assessment:</u>	Land and Improvements	\$711,200
	Personal Property	\$ 40,841
	Total	\$752,041

Figure 1



LOCATION

H. Tax Rate

Existing: 6.2254

After Annexation : 9.5098

Increase: 3.2844 (52.7% increase)

I. Council District

The Orchard Ridge annexation area will be in City Councilmanic District 4.

SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

A. Annexation Goals

The annexation of the Orchard Ridge area is part of a larger comprehensive annexation program developed by the Department of Community Development and Planning and adopted by the Plan Commission and the City Council in 1975 and 1976. The resulting Annexation Policy and Program Study is currently used as a policy guide for the City's annexation program. This policy guide states two of the City's goals for annexation:

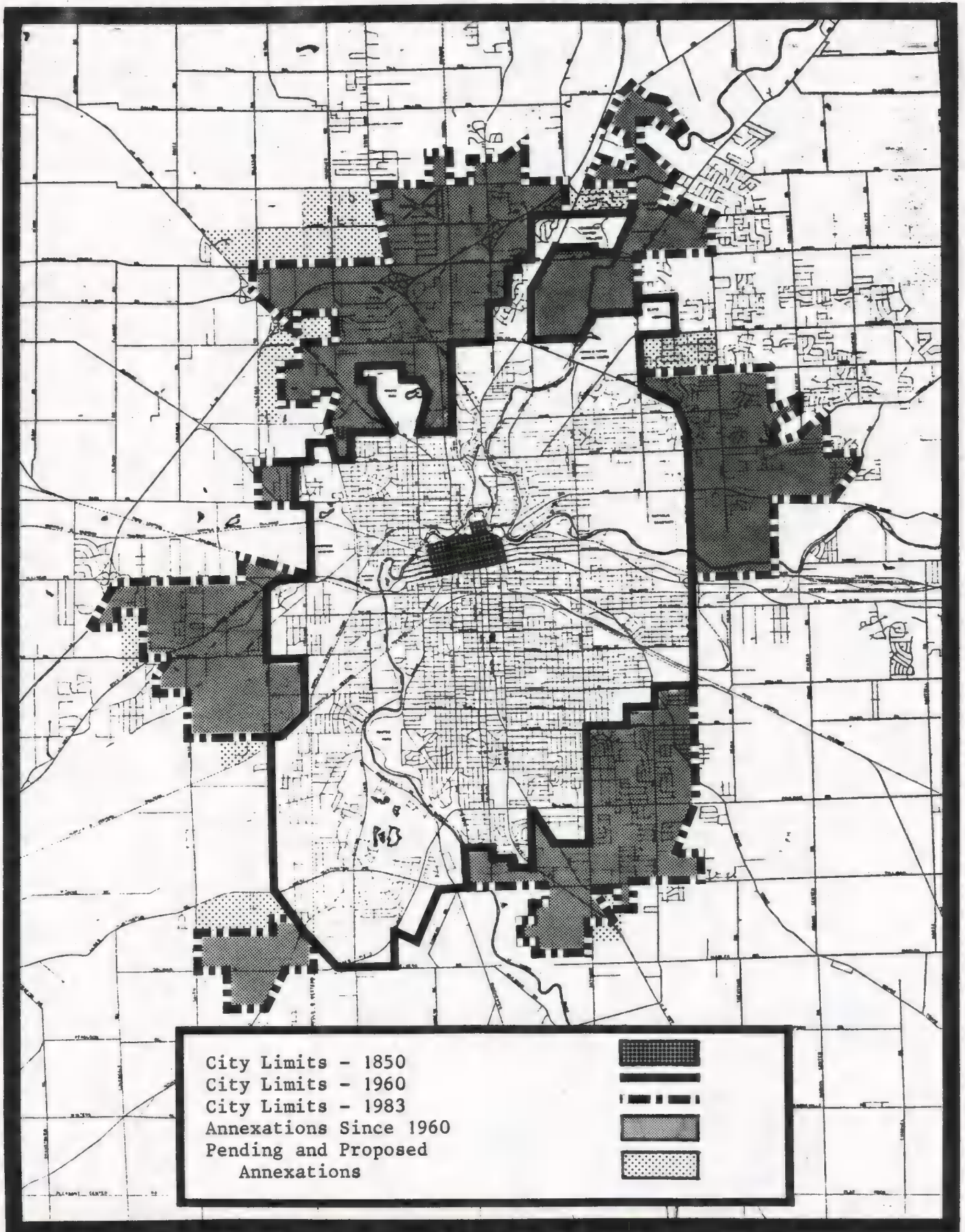
1. All "urban" land contiguous to the City limits should become part of the City.
2. All non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth should become part of the City.

The Orchard Ridge area met this criteria in 1976 and was targeted for annexation.

B. Annexation History

Even before the establishment of the City's 1976 annexation goals and policies, community leaders pursued annexation. Figure 2 shows the City limits in 1850, the City limits in 1960, areas annexed since 1960 and areas presently proposed for annexation. As can be seen from this figure, annexation has been used extensively since 1850 to incorporate developing areas into the City. Because of this history of annexation, the community has maintained a single municipal entity to provide services to its residents. Had annexation not proceeded, one might imagine a multitude of municipal corporations providing duplicative and inefficient services to Fort Wayne residents.

Figure 2



ANNEXATIONS SINCE 1850

SECTION THREE

STATE LAW REQUIREMENTS

A. Introduction

When pursuing an annexation, a municipality must insure that the proposed annexation is in accordance with the State law requirements as set forth in IC 36-4-3. The statute mandates that the courts accept the annexation if the area meets either of the following criteria:

1. The boundaries of the annexation area must be at least one-eighth (12.5 percent) contiguous to the corporate limits, and the area must meet one of the following conditions:
 - a. Have a population density of at least three persons per acre;
 - b. Be zoned for commercial, business or industrial uses;
 - c. Be at least 60 percent subdivided; or
2. The boundaries of the annexation area must be at least one-fourth (25 percent) contiguous to the corporate limits, and the area must be needed and can be used by the municipality for its development in the reasonably near future.

In either case, the municipality must also prepare a written Fiscal Plan for providing services to be furnished to the annexed territory, together with the methods for financing such services.

B. Orchard Ridge Meets These Requirements

The Orchard Ridge annexation area meets these requirements since the boundaries are at least one-fourth contiguous and the area is needed and can be used by the City of Fort Wayne for its development in the reasonably near future.

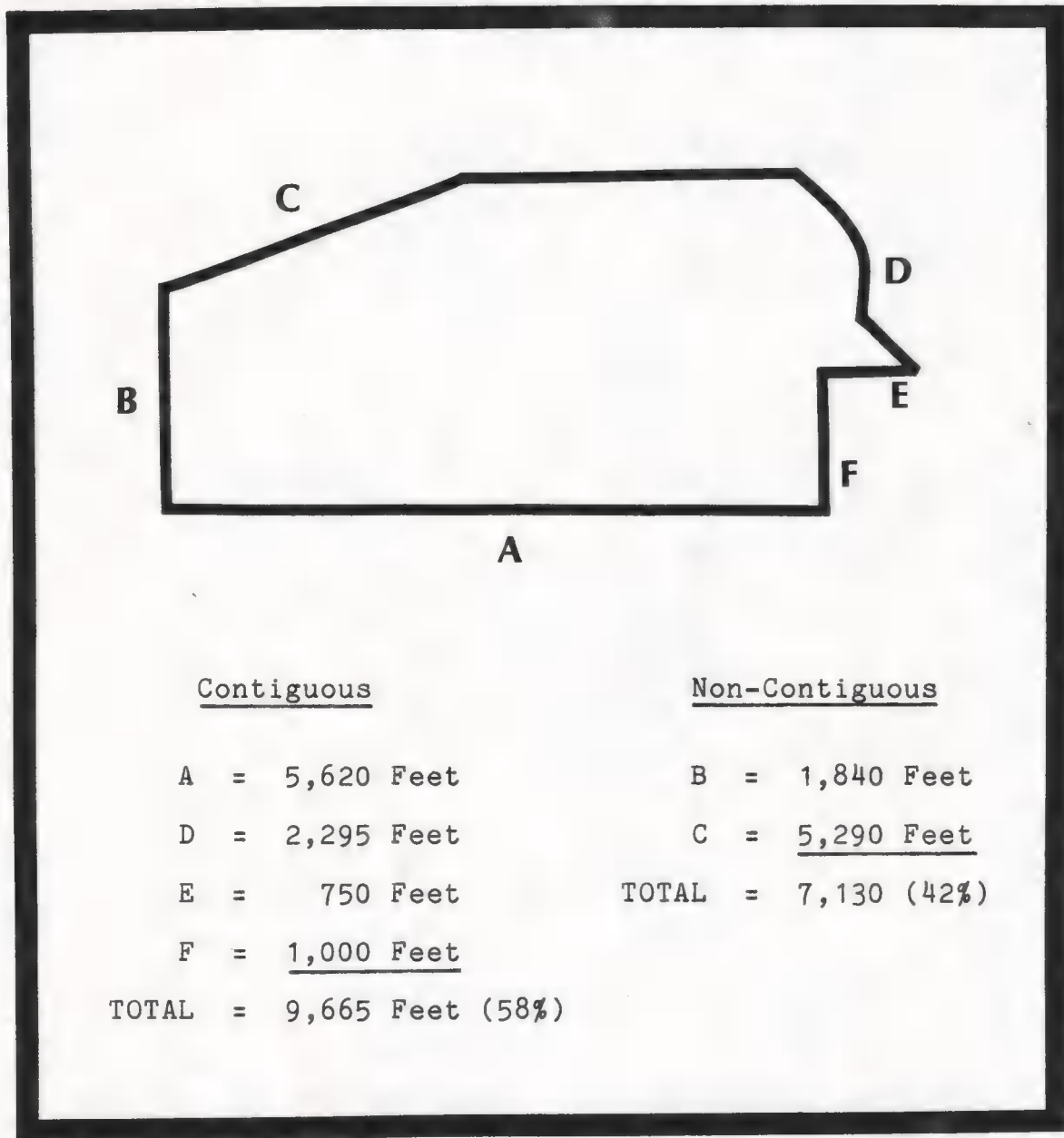
1. Boundaries

The map and table in Figure 3 illustrate the length of the boundaries of Orchard Ridge annexation area. Of the total boundary length of 16,795 feet, approximately 9,665 feet, or 58 percent of the boundary is contiguous to existing corporate limits. This is clearly in excess of the one-fourth contiguous requirement of the statute. A legal description of the Orchard Ridge annexation area is found in the appendix.

2. "Needed and Can Be Used"

The Orchard Ridge annexation area is needed and can be used by the City for its development in the reasonably near future in order to equalize the tax burden among those who benefit from city services, to provide planning and zoning controls,

Figure 3



CONTIGUITY

and to facilitate the efficient provision of services. These aspects are outlined below.

a. Equalizing the Tax Burden

One of the most serious problems confronting Fort Wayne is finding ways to maintain urban services at acceptable levels in an environment of declining revenues and population. Inflationary pressures push up the cost of providing services, while suburban migration depreciates the City's tax base. A smaller number of City residents must bear the cost of maintaining services. Everyone in the metropolitan area benefits from a healthy central city and its facilities and services, but not everyone bears an equitable share of the cost.

The gravity of this problem can be understood by examining socio-economic trends in the Fort Wayne and Allen County area. Fort Wayne's share of Allen County population has been steadily decreasing (See Table 1). Between 1960 and 1980, the Fort Wayne proportion of the total County population has decreased from 70 percent to 59 percent (to 48 percent if the population annexed during the two decades is discounted).

These shifts in population, with the resultant loss of income, have made it exceedingly difficult for the City to provide adequate services. Compounding this problem is the fact that the City has been shouldering a disproportionate share of the metropolitan area's social problems. This fact is clearly shown in Table 1. For example, in 1980, the City, with only 59 percent of the County's population, had 83 percent of all families in Allen County that received public assistance income. In addition, 97 percent of all Allen County families that had incomes below the poverty level resided in the City in 1980. Finally, Fort Wayne also had 79 percent of all families that had a female head of household and 74 percent of the Allen County population that received social security income in 1980.

The impacts of these demographic changes in Fort Wayne-Allen County have been inequitable. Population shifts and the fact that a disproportionate number of the economically disadvantaged live in Fort Wayne are reasons why City residents are required to pay higher taxes than suburban residents. However, they are less able to accommodate the higher taxes than their suburban counterparts because, as Table 1 shows, the median family income for the City was \$6,197 less than the median family income for the remainder of Allen County in 1980.

To make matters worse, the evidence suggests that not only do city residents pay higher taxes because they support disproportionate numbers of the economically disadvantaged, but they pay higher taxes because they are also subsidizing a large segment of the suburban population.

Although it is very difficult to document the exact extent of

TABLE 1
FORT WAYNE / ALLEN COUNTY
SOCIOECONOMIC CHARACTERISTICS

FORT WAYNE			ALLEN COUNTY (excluding F.W.)		TOTAL ALLEN COUNTY
POPULATION					
1960	161,776	70.0%	70,420	30.0%	232,196
1970	177,671	63.4%	102,784	36.6%	280,455
1980	172,196	58.5%	122,139	41.5%	294,335
ELDERLY POPULATION (65+)					
1960	15,245	78.3%	4,230	21.7%	19,475
1970	18,240	76.4%	5,634	23.6%	23,874
1980	20,479	72.9%	7,595	27.1%	28,074
MEDIAN FAMILY INCOME					
1960	\$ 6,492		\$ 6,732		
1970	\$10,401		\$12,627		
1980	\$19,580		\$25,777		
FAMILIES RECEIVING PUBLIC ASSISTANCE INCOME					
1970	1,364	81.7%	306	18.3%	1,670
1980	4,120	82.7%	861	17.3%	4,981
FAMILIES WITH FEMALE HEAD OF HOUSEHOLD					
1970	5,201	81.8%	1,154	18.2%	6,355
1980	11,802	81.6%	2,655	18.4%	14,457
POPULATION RECEIVING SOCIAL SECURITY INCOME					
1970	18,872	76.3%	5,866	23.7%	24,738
1980	17,240	73.5%	6,206	26.5%	23,446
FAMILIES WITH INCOMES LESS THAN POVERTY LEVEL					
1970	2,750	76.8%	833	23.2%	3,583
1980	3,756	78.7%	1,019	21.3%	4,775

Source: General Social and Economic Characteristics, Indiana (1970), U.S. Bureau of the Census.

Census of Population and Housing, Indiana, (1980), U.S. Bureau of the Census.

the subsidization taking place, it is clear that every day, large numbers of suburban residents consume significant quantities of police, fire, park, and street services from the City of Fort Wayne while not paying their fair share. For example, a random examination of the accident reports prepared by the Fort Wayne Police Department for the week of October 4-10, 1981, shows that they responded to 135 accidents in the City. Of the 129 reports in which the address of the person (or persons) involved in the accident could be determined, it was discovered that 44 police runs were made to assist county residents. Thus, 34 percent of the accident runs made by the Fort Wayne Police Department in this week were made to assist county residents. It is worth noting that the budget of Police Department is comprised primarily of funds received from the City's General Fund. City residents pay \$2.616 per every \$100 of assessed property valuation for this fund, whereas county residents do not contribute to this fund.

Such subsidization of county residents by their less affluent City neighbors is not only confined to the Police Department. For example, with its recreational facilities and special activities, such as basketball courts, baseball diamonds, tennis courts, playground facilities, concerts, and rose walks, the Fort Wayne Parks Department attracts people from all over Allen County. However, only City residents pay the tax of .385 cents per every \$100 of assessed valuation so that everyone can continue to enjoy the City's park system.

The fact that suburban residents of Fort Wayne consume such a large amount of City service may surprise some people, particularly those suburban residents who claim they never use City services. However, it tends to confirm that the City of Fort Wayne is a social, recreational, governmental, economic, educational, and cultural center for the entire metropolitan region and, as such, it provides numerous services to non-City residents. In conclusion, one of the reasons the City of Fort Wayne needs the Orchard Ridge annexation area is to help equalize the tax burden, which in turn, will enable the City to continue to provide adequate services to its residents.

b. Planning Control

The Orchard Ridge annexation area is located on the southwest side of Fort Wayne, which is one of the county's fastest growing suburban areas. With the announcement that a General Motors plant will be located in this area, this trend will continue. Consequently, one may anticipate that the Orchard Ridge area, and areas to its south and west, will experience significant commercial and residential development in the coming years. This development will probably be urban in character, requiring municipal services such as traffic control, water and sanitary sewer, street lighting, etc. Such services will be more efficiently provided if the development is constructed to standards appropriate to its urban character.

The City of Fort Wayne employs planning and zoning standards-- for development that are attuned to urban needs. On the other hand, planning and zoning standards employed by Allen County are more attuned to the rural needs and lifestyle predominant in the County. The Orchard Ridge annexation area is needed by the City to insure that its more stringent development standards apply to private and public construction in areas proximate to existing development. While it makes sense to have distinct standards for urban and rural areas, it does not make sense to apply standards not appropriate for urban development to areas which will be urban in the foreseeable future.

c. Efficient Service Provision

The Orchard Ridge annexation area is also needed so that the City can provide services more efficiently. This annexation will improve service delivery by allowing the City to take advantage of economies of scale. If, for example, the City of Fort Wayne invests in a fire station, a truck, and the staff necessary to respond to a fire 24 hours a day, it is most efficient to utilize these resources to their fullest capacity. Therefore, if such a hypothetical station has a range of response of three miles in all directions and the jurisdiction of the station is limited to two miles, the station is being under-utilized. This is inefficient and increases the cost of fire protection for the entire area. In fact, this is the case in the Orchard Ridge annexation area. Both the Fort Wayne Police and Fire Departments have stated that they can provide services to the Orchard Ridge area with no increase in staff and with minimal or no increases in expenditures. Therefore, the annexation of this area will enable both departments, as well as other service agencies, to utilize their excess capacity, and will reduce the cost of services for the thousands of Fort Wayne residents who are presently paying for this excess capacity.

C. Conclusion

The Orchard Ridge annexation satisfies requirements of the Indiana code in that contiguous boundaries exceed 25 percent of the annexation area boundaries and the area is needed and can be used by the City for its development in the reasonably near future.

SECTION FOUR

MUNICIPAL SERVICES

This section of the Orchard Ridge Annexation Fiscal Plan projects costs and methods of financing municipal services for the Orchard Ridge annexation area. Also described are how and when the City plans to extend non-capital services and capital improvements. This section, therefore, satisfies the requirements of Indiana State Law.

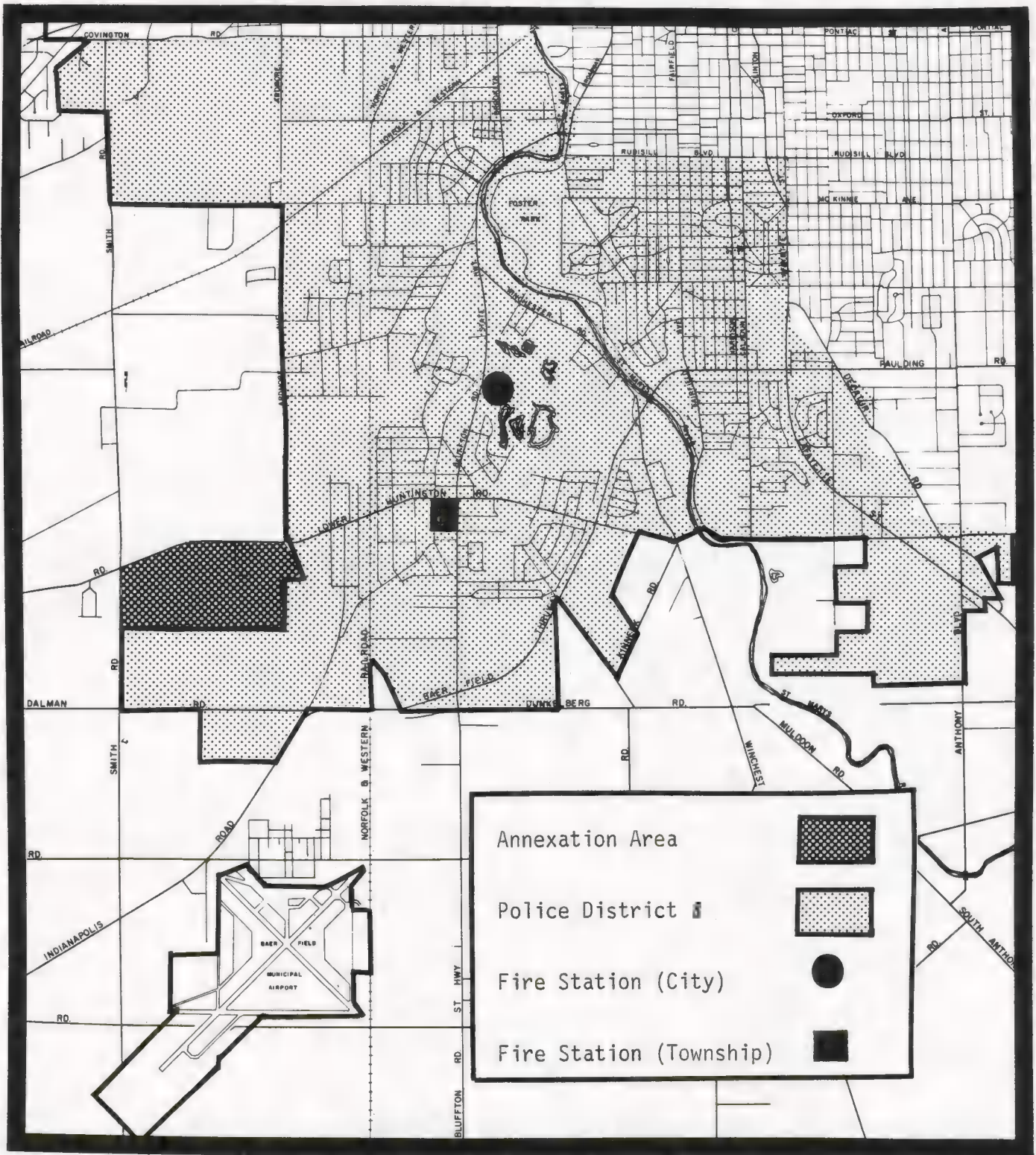
The municipal services described in this section are analyzed according to the needs of the Orchard Ridge annexation area, the costs of providing services, and funding sources. As required by state law, the annexation area will be treated equally with other City areas, and will receive urban services in the same manner as other areas within the City. However, because the City does not employ different service standards for different areas of the City, the annexation area is compared with the service standards as they exist for the entire City. The City of Fort Wayne will provide services of a non-capital nature, including police and fire protection, emergency medical service, traffic control, solid waste collection, and street and road maintenance within one year after the effective date of annexation. Street lighting and street construction will be provided in accordance with the standard procedures of the City, which include petitioning and financial participation by property owners. The water, sewer, and drainage services of the Fort Wayne City Utilities will be made available to the area in conformance with relevant state law and utility policies. Existing facilities of the Fort Wayne Parks and Recreation Department will also be available to residents of the area upon annexation. Park development within the annexation area is contingent upon the park planning standards and methods used throughout the City.

A. Police

The services provided by the Fort Wayne Police Department include the prevention of crime; the detection and apprehension of criminal offenders; assistance for those who cannot care for themselves or who are in danger of physical harm; resolution of day-to-day conflicts among family, friends, and neighbors; and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work, such as participation in court proceedings and protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order.

Police District 8 will be expanded to cover the Orchard Ridge annexation area (See Figure 4). The Police Department keeps tabulations on the increment of personnel and equipment necessary to support the City's annexation program and has determined

Figure 4



POLICE AND FIRE SERVICE

that no additional personnel or equipment are required for coverage of this area.

ESTIMATED CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$12,264

B. Fire Protection

The Fort Wayne Fire Department will be responsible for providing fire protection services to the Orchard Ridge annexation area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention and fire inspection. Primary response will come from the following stations with the equipment listed:

Station 5	5801 Bluffton Road	Tele Squirt (combined ladder and pumper)
Station 2	2023 Taylor Street	Pumper and Ladder
Station 11	405 E. Rudisill Blvd.	Rescue Unit

Backup response will come from Station 12 at 5300 S. Anthony (See Figure 4).

The annexation of Orchard Ridge will not require a new fire station nor will it require additional personnel or equipment. The only additional expense is expected to be operating costs, including gasoline, postage and photography. These operating costs are considered to be negligible since the annexation area represents only a small fraction of the total area serviced by the City. Funding for this increment in operating costs will come from the Fire Department's budget through the General Fund.

ESTIMATED CAPITAL COST: \$0
ESTIMATED ANNUAL OPERATING COST: \$0

C. Emergency Medical Service (EMS)

At present time, Three Rivers Ambulance Authority is the only provider of ambulance service to City residents. Orchard Ridge Annexation residents may receive full advanced life support ambulance service immediately upon annexation. Residents of this area are not guaranteed availability of advanced life support ambulance service until annexation has occurred or the Wayne Township Trustee enters into a system participation agreement with the Three Rivers Ambulance Authority (upon annexation, this agreement is not necessary).

Using service run records of the past several years, as many as six EMS ambulances will be stationed at different locations throughout the community. Upon receiving a request for service

form the annexation area, the ambulance closest to the area will be dispatched to the annexation area. In addition, for some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Stations 5, 2, and 1. Secondary assistance from the Fire Department will come from Station 12. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, firemen are able to administer medical treatment to residents before the ambulance arrives.

The method of financing Emergency Medical Services is based primarily on user fees plus a small, decreasing city tax subsidy, which over the next few years should drop to zero, leaving user fees as the sole financial support of the system. The charges for ambulance service, as of June 1, 1984 are shown below:

1. \$85 plus \$3 per loaded mile for non-emergency transfer scheduled 24 hours in advance.
2. \$95 plus \$3 per loaded mile for non-scheduled non-emergency transfers.
3. \$320 plus \$5 per loaded mile for life-threatening emergencies.
4. \$385 plus \$5 per loaded mile for life threatening emergencies (for non-City residents).

This method of financing permits EMS service to be extended to the annexation area with its existing budget and no additional manpower or equipment will be needed to service the annexation area.

ESTIMATED CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

D. Solid Waste Disposal

Upon annexation, the City of Fort Wayne will provide garbage collection to the Orchard Ridge area. The City currently contracts with National Serv-All and SCA Services of Indiana to supply this service. The Orchard Ridge annexation area will be served by National Serv-All. According to the contract agreement, the City is charged \$43.92 per household per year for this service. Consequently, annexation of 45 residences in the Orchard Ridge area will cost \$1,976 per year. Solid waste collection will be financed by the City's Garbage Disposal Fund which comes from the General Fund.

ESTIMATED CAPITAL COST: \$0
ESTIMATED ANNUAL OPERATING COST: \$1,976

E. Traffic Control

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area within one year after the effective date. Traffic Engineering provides installation and maintenance of traffic control devices such as stop light and traffic control signs. Such devices to be installed in the Orchard Ridge area are outlined in Table 2.

The Traffic Engineering Department anticipates no need for additional personnel to perform its services in the Orchard Ridge annexation area. Capital and labor costs will be \$508 for the installation of eight signs in the area. Annual costs for street centerline and edgeline painting are \$181. Funding sources for these services will be property taxes, Motor Vehicle Highway funds, and Revenue Sharing funds.

ESTIMATED CAPITAL COST: \$508

ESTIMATED ANNUAL OPERATING COST: \$181

F. Streets and Roads

The incorporation of this annexation area will add .98 miles (5,220 ft.) of arterial streets and .52 miles (2,770 ft.) of local streets to the City's street system. The Fort Wayne Street Department will be responsible for the general maintenance and repair of the streets in the annexation area within one year after the annexation date. General maintenance includes snow removal, leaf pick up, and surface maintenance. The Street Engineering Department will provide engineering services and construction supervision for all future streets, alleys, and sidewalks that will be constructed within the proposed annexation area. The provision of these services to the annexation area will not require any additional personnel or equipment, and they will be similar to those services already provided to the rest of the City.

The average cost of general street maintenance is \$2,500 per mile of street per year. Consequently, this annexation will cost the City approximately \$3,783 a year in street maintenance costs. The source of funding for street maintenance is the Street Department budget which is composed of funds from the Motor Vehicle Highway (MVH) program. The Street Engineering Departments funds come from MVH, Federal Aid Urban (FAU), and Local Arterial Roads and Streets (LARS) programs.

Capital costs of the Orchard Ridge annexation area are limited to construction of guardrails on both sides of Lower Huntington Road at locations in the 4000, 4200, and 4200 blocks. Guardrail construction is estimated to cost \$4,710. The potential funding sources for this improvement are the same as for general maintenance.

TABLE 2

Capital Costs

SIGN	REQUIRED	COST	TOTAL COST
Speed Limit 35	2	\$23.50	\$47.00
Dead End	2	16.55	33.10
No Passing Zone	2	53.60	107.20
Delineator	1	16.75	16.75
Street Name	1	55.35	<u>55.35</u>
			TOTAL \$259.40

POSTS

7' 31b.	2	\$ 9.15	\$18.30
12' 21b.	3	11.25	33.75
12' 31b.	4	15.65	<u>62.60</u>
			TOTAL \$114.65

LABOR

\$133.60

TOTAL \$133.60

LABOR AND MATERIAL

TOTAL \$508.00

STREET SIGNAGE COSTS

Besides providing maintenance services and guardrail construction, the Street Department will improve streets upon receipt of a petition from the property owners. Arterial and collector streets can be improved with funding from accounts such as FAU and LARS. The cost to improve residential streets is split between the property owners petitioning for the improvements and the City. The City's share will come from Motor Vehicle Highway funds. All petitions from the annexation area will be treated equally with other petitions received by the City and honored according to the same criteria, such as filing date and the amount of money available in any particular year. If annexed, the residents will be able to use Barrett Bonding as a capital source to finance their share of the street project.

ESTIMATED CAPITAL COST: \$4,710
ESTIMATED ANNUAL OPERATING COST: \$3,783

G. Parks

Residents of the annexation area presently have access to City park facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. Orchard Ridge area residents will continue to have access to these facilities after annexation and will contribute to their maintenance through property taxes.

ESTIMATED CAPITAL COST: \$0
ESTIMATED ANNUAL OPERATING COST: \$0

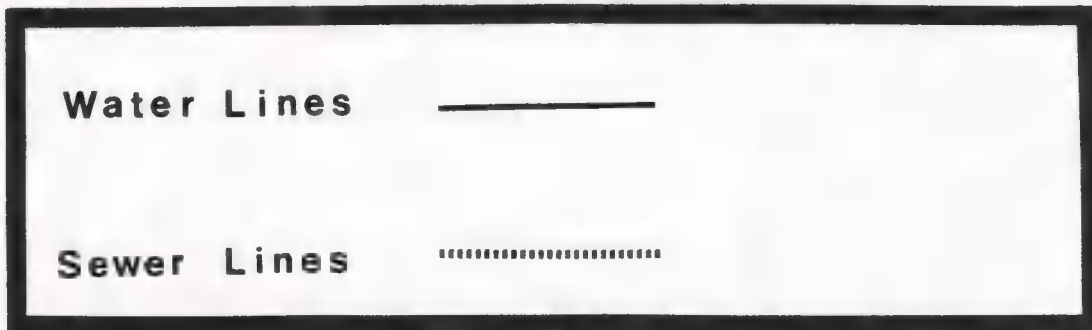
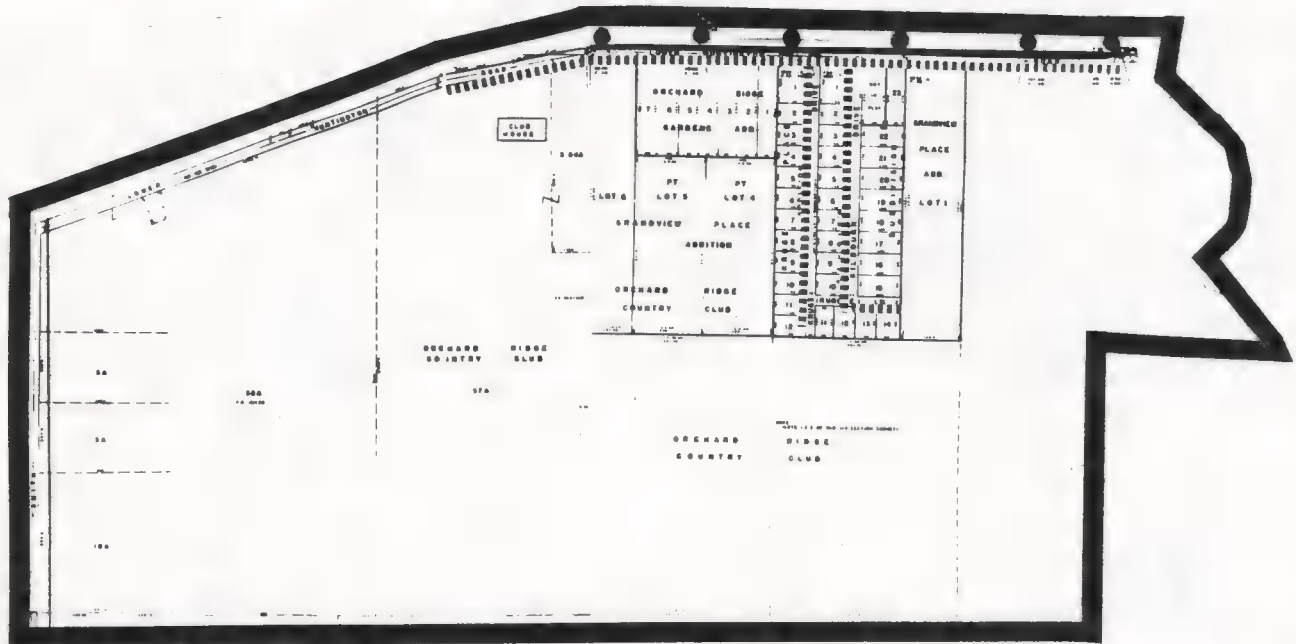
H. Water

The Fort Wayne water utility is presently serving only a portion of the Orchard Ridge annexation area. Services are being provided through feeder mains to six residential customers and the Orchard Ridge Country Club, all located along Lower Huntington Road (See Figure 5). Upon annexation, these customers will no longer incur the 35 percent surcharge billed to out-of-city water utility users.

If requested, the Fort Wayne Water Utility has the capacity and the capability to provide sufficient volumes of water to the portions of the annexation area not presently receiving water services. The extension of water service to these areas will be considered when property owners so petition. Property owners would finance the cost of water service installation on either a cash basis or through Barrett Bonding. This latter technique offers the advantage of spreading payments for installation costs over a ten year period.

ESTIMATED CAPITAL COST; \$0
ESTIMATED ANNUAL OPERATING COST: \$0

FIGURE 5



WATER AND SEWER LINES

I. Fire Hydrants

The City of Fort Wayne pays the Fort Wayne Water Utility \$165.75 per year for each hydrant located in the City. Since the annexation area contains five hydrants, the Water Utility will receive \$829 from the City after annexation. This cost will be paid from the General Fund.

ESTIMATED CAPITAL COST: \$0

ESTIMATED ANNUAL OPERATING COST: \$829

J. Sanitary Sewers

The Fort Wayne Department of Water Pollution Control (WPC) presently provides sanitary sewer services to a portion of the annexation area. Presently, sanitary sewer service is provided to the Orchard Ridge Country Club and to residents of Kilbourn Drive, Kruge Drive, Rurode Lane and Lower Huntington Road east of the Country Club (See Figure 9).

The Water Pollution Control system presently has sufficient capacity to serve those portions of the annexation area not now served. As with water service, the City of Fort Wayne will construct facilities to provide sanitary sewer service upon receipt of a petition from residents requesting such service. Construction of necessary lines would be financed by benefitting property owners either on a cash basis or through Barrett Bonding.

ESTIMATED CAPITAL COST: \$0
ESTIMATED ANNUAL OPERATING COST: \$0

K. Storm Sewers

No storm sewers exist in the Orchard Ridge annexation area. Construction of storm sewers would also be initiated by petitions from residents who would finance the improvements.

ESTIMATED CAPITAL COST: \$0
ESTIMATED ANNUAL OPERATING COST: \$0

L. Street Lighting

The Fort Wayne Street Lighting Department will be responsible for powering and maintaining existing street lights in the area. The City has established a goal of lighting every intersection in its jurisdiction. Therefore, the City will install street lighting at the following intersections:

1. Kilbourne Drive and Lower Huntington Road
2. Kruge Drive and Lower Huntington Road
3. Smith Road and Lower Huntington Road

These lights will be installed at no cost to property owners upon petition to the City. Construction of lighting projects by the City is on a "first-come, first-served" basis, as funds become available. Petitioners desiring ornamental street lights or underground wiring must assist in financing the increment of cost above and beyond the cost for standard lighting fixtures.

ESTIMATED CAPITAL COST: \$2,700
ESTIMATED ANNUAL OPERATING COST: \$156

M. Administrative Services

All administrative functions of the City will be available to the Orchard Ridge annexation area residents within one year after the effective date. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size or population of an area. Consequently, this plan does not include cost estimates. However, expansion of administrative functions is possible. Funding comes from a variety of sources, including the General Fund, the State, and the Federal Government.

ESTIMATED CAPITAL COST: \$0

ESTIMATED ANNUAL OPERATING COST: \$0

SECTION FIVE

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to report the revenues and expenditures from the proposed Orchard Ridge annexation. This section will also provide a five-year summary of the expenditures compared with the revenues.

A. Revenues

Property taxes are the main source of revenue to be received from the Orchard Ridge Annexation Area. Property taxes are computed from the gross amount of assessed valuation in the area which can be obtained from the office of the Wayne Township Assessor. The formula for computing tax revenue is shown in Table 3.

TABLE 3

$$\frac{V-E}{100} (T) = TR$$

Where: V = Assessed Valuation
E = Home Mortgage Exemption (\$1,000)
T = Tax Rate Difference
TR = Tax Return

TAX REVENUE FORMULA

The total assessed valuation of the proposed Orchard Ridge annexation is \$752,041. Next, a home mortgage exemption is deducted from this total. There are 45 homes in the annexation area and, assuming that each one is eligible for a home mortgage exemption of \$1,000, the total taxable assessed valuation of the annexation area is \$707,041. The \$707,041 is then computed with the City's present tax rate less that part the residents are presently paying (the tax rate (see Table 4) is 3.8324). However, property owners in this area are already paying the Public Transportation and the Transportation Bond taxes. Subtracting these rates from the total rate leaves a tax increase of \$3.6854. The computation equals \$26,057 in property tax revenues. Finally, a 20 percent individual tax credit is deducted from this figure. Therefore, the total amount of property tax revenue that will be paid by residents of this area will be \$20,846. The 20 percent

TABLE 4

Corporation General	\$2.6162
Redevelopment General	.0115
Sewer Fund	.03
Corporation Bond	.2633
Fire Pension	.1874
Police Pension	.1768
Park General	.3849
Sanitary Officers Pension	.0153
Public Transportation	.111
Transportation Bond	<u>.036</u>
Total	\$3.8324

TAXING DISTRICT RATE

deduction will be returned to Fort Wayne by the state with revenues raised by the state sales tax. The total revenues received by the City from this annexation will be \$26,057 when the property tax relief revenues from the state are received.

This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets (LARS) funds. This is because these funds are allocated according to street miles. In 1983, the City received \$3,573 per street mile from the MVH fund and \$1,802 from the LARS fund. The annexation area will add 1.53 miles to the City's street system. Therefore, the City will receive an additional \$5,467 from MVH and an additional \$2,757 from LARS because of the Orchard Ridge annexation

In addition to property taxes and highway funds, the City receives revenues from Federal Revenue Sharing funds, the Community Development Block Grant, the Cigarette Tax and the Alcoholic Beverage Tax. These grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Orchard Ridge annexation cannot be calculated. Still, these funds will increase with city population increases.

B. Expenditures

Expenditures that were reported in the section on Municipal Services are summarized in Table 5. Capital costs are separated from operating costs, and they are considered as maximum expenditures. Since the needs of the annexation area must be treated equally with the needs of other areas in Fort Wayne, capital improvement projects such as the installation of streets, curbs, and sidewalks must follow routine city procedures which often require petitioning. Utility costs are not reported here as they are paid for by the property owners, and only after they request the improvements.

TABLE 5

DEPARTMENT	CAPITAL COSTS	OPERATION COSTS
Police	\$.00	\$12,264.00
Fire	\$.00	\$.00
EMS	\$.00	\$.00
Solid Waste Disposal	\$.00	\$ 1,976.00
Traffic Control	\$ 508.00	\$ 181.00
Streets	\$4,710.00	\$ 3,783.00
Street Lighting	\$2,700.00	\$ 156.00
Parks	\$.00	\$.00
Water	\$.00	\$.00
Fire Hydrants	\$.00	\$ 829.00
Sanitary Sewer	\$.00	\$.00
Storm Sewer	\$.00	\$.00
Administrative Functions	\$.00	\$.00
	<u>\$7,918.00</u>	<u>\$19,189.00</u>

E X P E N D I T U R E S

C. Five Year Summary

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Orchard Ridge Area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years an 3.9% inflation factor for municipal expenditures, and a 5% increase factor for City revenues. The 3.9% inflation factor is the rate of inflation from December 1981 to December 1982 as calculated by the U.S. Department of Labor. The revenue factor is derived from the percent increase of assessed valuation in Indiana. This increase is applied to the City's allowed levy ceiling.

Table 6 includes both capital and operating costs in the estimated first year expenditures. Capital costs are a one time expenditure to upgrade the proposed annexation area. Capital costs of \$7,918 include expenditures for 1985. This includes improvements in street lighting and street signs. The inclusion of these capital expenditures explains why expenses will decrease after 1985.

Property tax revenue from the annexation area will not be collected until 1986. Assuming the area is annexed in February of 1985, assessment will not occur until March of 1985, with revenues being collected in 1986. Since revenues are not collected for one year after the effective date of the annexation, the City will experience a loss of \$27,107 in 1985, however, part of this loss will be offset by an additional \$8,224 in highway funds.

Table 6

	EXPENDITURES	PROPERTY TAX REVENUE	MVH & LARS FUNDS	BALANCE
1985	\$27,107		\$8,224	-\$18,883
1986	\$19,937	\$27,360	\$8,224	+\$15,647
1987	\$20,715	\$28,728	\$8,224	+\$16,237
1988	\$21,523	\$30,164	\$8,224	+\$16,865
1989	\$22,362	\$31,672	\$8,224	+\$17,534
	<u>\$111,644</u>	<u>\$117,924</u>	<u>\$41,120</u>	<u>+\$47,400</u>

REVENUES MINUS EXPENSES

D. Recommendation

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the Orchard Ridge annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 1985.

It is not anticipated that, due to the annexation of Orchard Ridge, governmental employees will be eliminated from other governmental agencies. Because of this fact, no plan has been prepared for the hiring of such employees.

TABLE 7

		WAYNE	FT. WAYNE
		TRANSIT	WAYNE
STATE	State Fair Board	.0035	.0035
	State Forestry	.0065	.0065
	TOTAL	.0100	.0100
COUNTY	County General	.8580	.8580
	County Welfare	.3020	.3020
	County Health	.0560	.0560
	Cumulative Bridge	.0500	.0500
	County Bonds	.1300	.1300
	TOTAL COUNTY	1.3960	1.3960
TOWNSHIP	Township General	.0122	.0122
	Poor Relief	.1480	.1480
	Fire Protection	.4010	
	Township Bond	.0552	.0552
	TOTAL TOWNSHIP	.6164	.2154
SCHOOLS	School General	2.8971	2.8971
	School Debt Service	.2208	.2208
	Cumulative Building	.4000	.4000
	School Transportation	.2117	.2117
	Museum of Art	.0050	.0050
	TOTAL SCHOOL	3.7346	3.7346
LIBRARY	Library Operating	.2994	.2994
	Library Bonds	.0220	.0220
	TOTAL LIBRARY	.3214	.3214
CITY AND SPECIAL TAXING DISTRICT	Corporation General		2.6162
	Redevelopment General		.0115
	Sewer Fund		.0300
	Corporation Bond		2.6330
	Fire Pension		.1874
	Police Pension		.1768
	Park General		.3849
	Sanitary Officers Pen.		.0153
	Public Transportation	.1110	.1110
	Transportation Bond	.0360	.0360
	TOTAL CITY & SPECIAL DISTRICT	.1470	3.8324
TOTAL TAX RATES		6.2254	9.5098

T O T A L T A X R A T E

Allen County Tax Rates 1983 Payable 1984

APPENDIX

Part of the north half of Section 32, part of the south half of Section 29 and part of the northwest quarter of Section 33, Township 30 North, Range 12 East, Allen County, Indiana, and more specifically described as follows:

Beginning at a point 25.0 feet east and 2640.0 feet north of the southwest corner of Section 32, Township 30 N.; Range 12 E.; thence north along the east right-of-way line of Smith Road a distance of 1840.0 feet, more or less, to the north right-of-way line of Lower Huntington Road; thence northeasterly and easterly along the north right-of-way line of Lower Huntington Road, a distance of 5290 feet, more or less, to the west right-of-way line of Ardmore Avenue; thence southerly along the extension of the west right-of-way of Ardmore Avenue a distance of 50.0 feet, more or less, to the south right-of-way line of Lower Huntington Road, this line being the present Corporate limits; thence easterly along the south right-of-way line of Lower Huntington Road a distance of 250.0 feet, more or less, to the "center line" of the Fairfield-Harber Ditch; thence following the present Corporate limits southeasterly along the "center line" of the Fairfield-Harber Ditch a distance of 1995.0 feet, more or less; thence following the present Corporate limits north $88^{\circ} 12'$ west along an existing fence line a distance of 750.0 feet, more or less, to the west line of Section 33; thence southerly along the west line of Section 33 a distance of 1000.0 feet, more or less, to the north line of the south half of Section 33; thence westerly along the north line of the south half of Section 33 a distance of 5260.0 feet, more or less, to the point of beginning; area containing 310 acres, more or less.

ORIGINAL

Admn. Appr. _____

DIGEST SHEET

ORIGINAL

84-04-14

TITLE OF ORDINANCE Annexation Resolution for Orchard Ridge

DEPARTMENT REQUESTING ORDINANCE Community Development and Planning

SYNOPSIS OF ORDINANCE Resolution sets forth City policy for annexing the Orchard Ridge area and for providing services to the area.

EFFECT OF PASSAGE The City is more secure of being in compliance with Indiana annexation law upon the annexation of the Orchard Ridge area.

EFFECT OF NON-PASSAGE The City is less likely to be in compliance with Indiana annexation law upon annexation of the Orchard Ridge area.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) To be explained by the Fiscal Plan to be prepared for the Orchard Ridge area.

(ASSIGN TO COMMITTEE (J.N.) _____

BILL NO. R-84-04-14

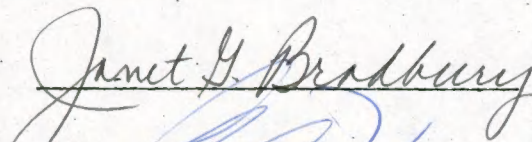
REPORT OF THE COMMITTEE ON ANNEXATION

WE, YOUR COMMITTEE ON ANNEXATION TO WHOM WAS
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) of the Common Council setting
forth the policy of the City in regard to the annexation of the
Orchard Ridge annexation area

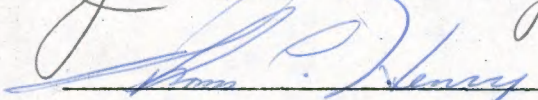
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) Do Pass

YES

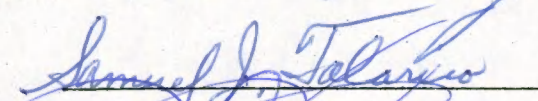
NO



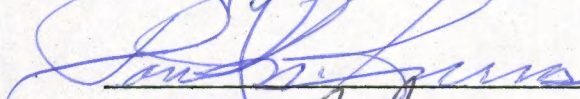
JANET G. BRADBURY
CHAIRWOMAN



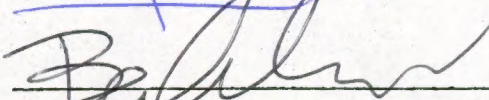
THOMAS C. HENRY
VICE CHAIRMAN



SAMUEL J. TALARICO



PAUL M. BURNS



BEN A. EISBART

CONCURRED IN

5-14-85

SANDRA E. KENNEDY
CITY CLERK